



CITY OF HAYWARD

AGENDA REPORT

AGENDA DATE 04/06/99

AGENDA ITEM 3

WORK SESSION ITEM _____

TO: Mayor and City Council

FROM: Director of Public Works

SUBJECT: Conveyance of Surplus Real Property: Parcel No. 83 Located at the Westerly End of Dean Street, and Parcel Nos. 92 and 93 Located Southwest of the Intersection of "D" Street and Grand Street

RECOMMENDATION:

It is recommended that the surplus parcels described below and shown on Exhibit A be conveyed to the adjoining property owners.

BACKGROUND:

On Thursday, February 11, 1999, the Planning Commission unanimously recommended the conveyance of surplus parcels 83, 92, and 93 with the finding that such action is categorically exempt from CEQA and is in conformance with the General Policies Plan.

The City acquired these parcels during 1979-1987 for the "D" Street Phase I Widening Project which extends from Winton Avenue to Grand Street. Upon completion of the street project, these parcels were created and became excess. The Streets and Highways Code gives the City the authority to sell these "uneconomic remnants" to an adjoining property owner. This proposal is in keeping with the City policy of divesting itself of small, unbuildable parcels. It will also eliminate costs associated with weed abatement and other maintenance expenses for these properties, and will benefit the City by returning the properties to the tax rolls.

Parcel Number 83 (Westerly end of Dean Street) Exhibit B

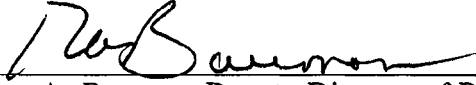
This vacant lot is located at the westerly dead-end of Dean Street and consists of 3,450± square feet. The owner of the adjoining parcel to the east is constructing and adding to his house, and has offered to purchase the City parcel for \$2,000. City staff has concluded that this is fair market value for the property.

Parcel Number. 92 and 93 (Southwest of D and Grand Street) Exhibit C and D

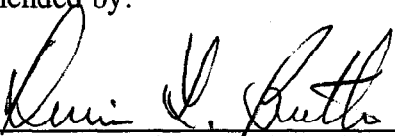
These vacant lots are located southwest of the intersection of "D" Street and Grand Street and consist of (number 92) 2,465± square feet and (number 93) 2,349± square feet. These parcels are irregularly shaped and insufficient for independent development. The adjoining owner's parcel is in between the City's parcels. Number 92 (located south of the adjoining owner) would improve the access to their rear yard and number 93 (located north of the

adjoining owner) would increase the size of their northerly side yard. The owner of the adjacent property has offered the City \$4,000 for parcel 92 and \$2,000 for parcel 93. City staff has concluded that this is fair market value for the properties.


Prepared by:


Robert A. Bauman, Deputy Director of Public Works

Recommended by:


Dennis L. Butler, Director of Public Works

Approved by:

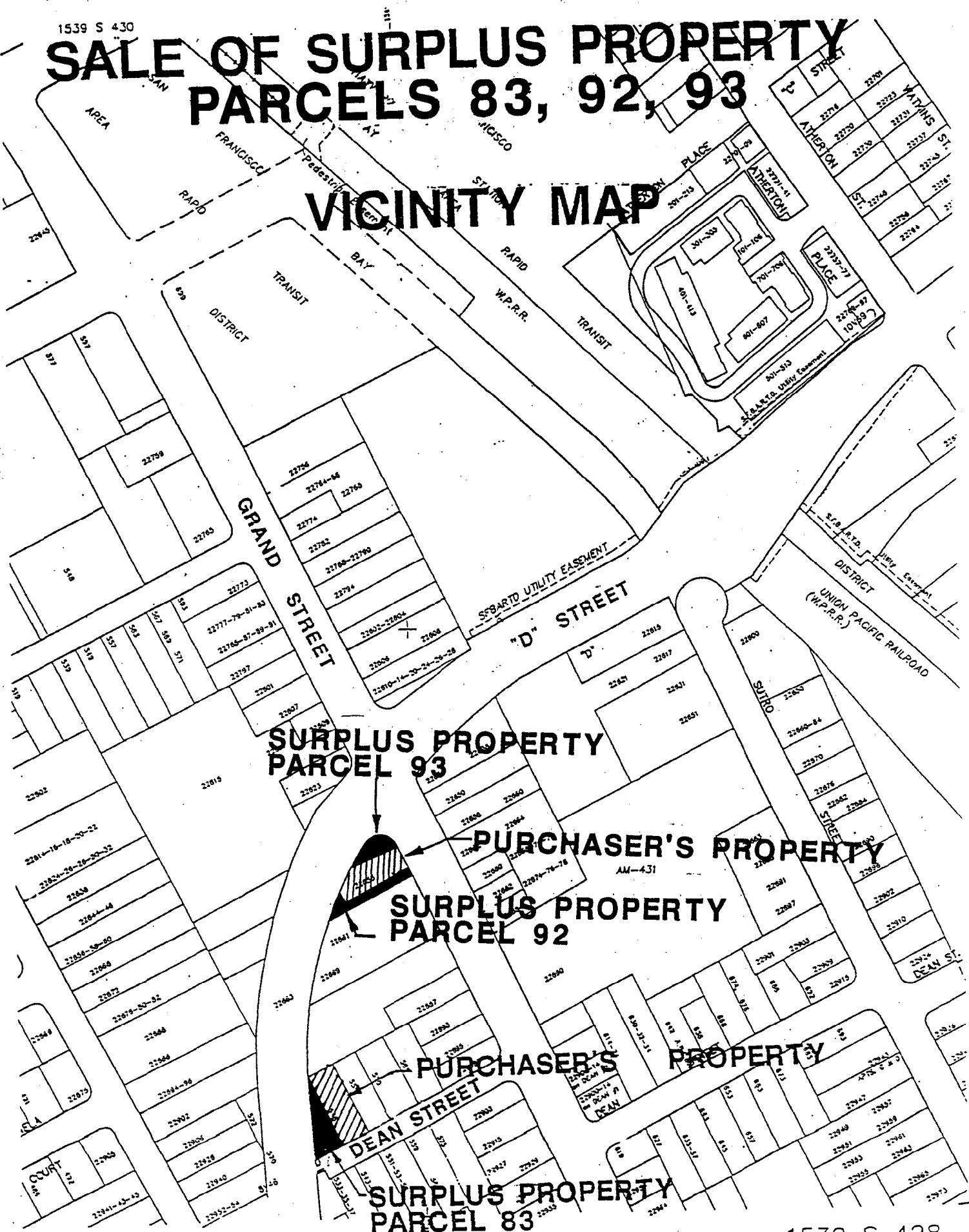

Jesús Armas, City Manager

Attachments: Exhibit A: Area Map
Exhibit B: Plat - Parcel No. 83
Exhibit C: Plat - Parcel No. 92
Exhibit D: Plat - Parcel No. 93

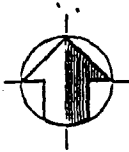
1539 S 430
SALE OF SURPLUS PROPERTY
PARCELS 83, 92, 93

OF SURPLUS PROPERTY PARCELS 83, 92, 93

VICINITY MAP



1539 S 428



R=654.00
 $\Delta=00^{\circ}30'32''$
L=5.81

"D" STREET

131.91
N02°49'33"W

S26°03'02"E
126.45

AREA=3450 Sq.Ft.
0.08 Acre

54.55
S62°49'00"W

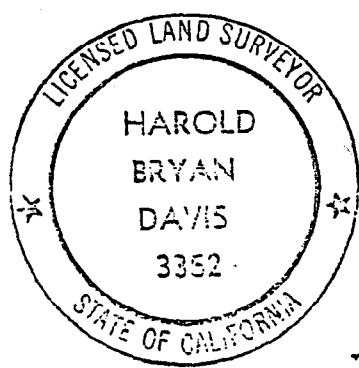
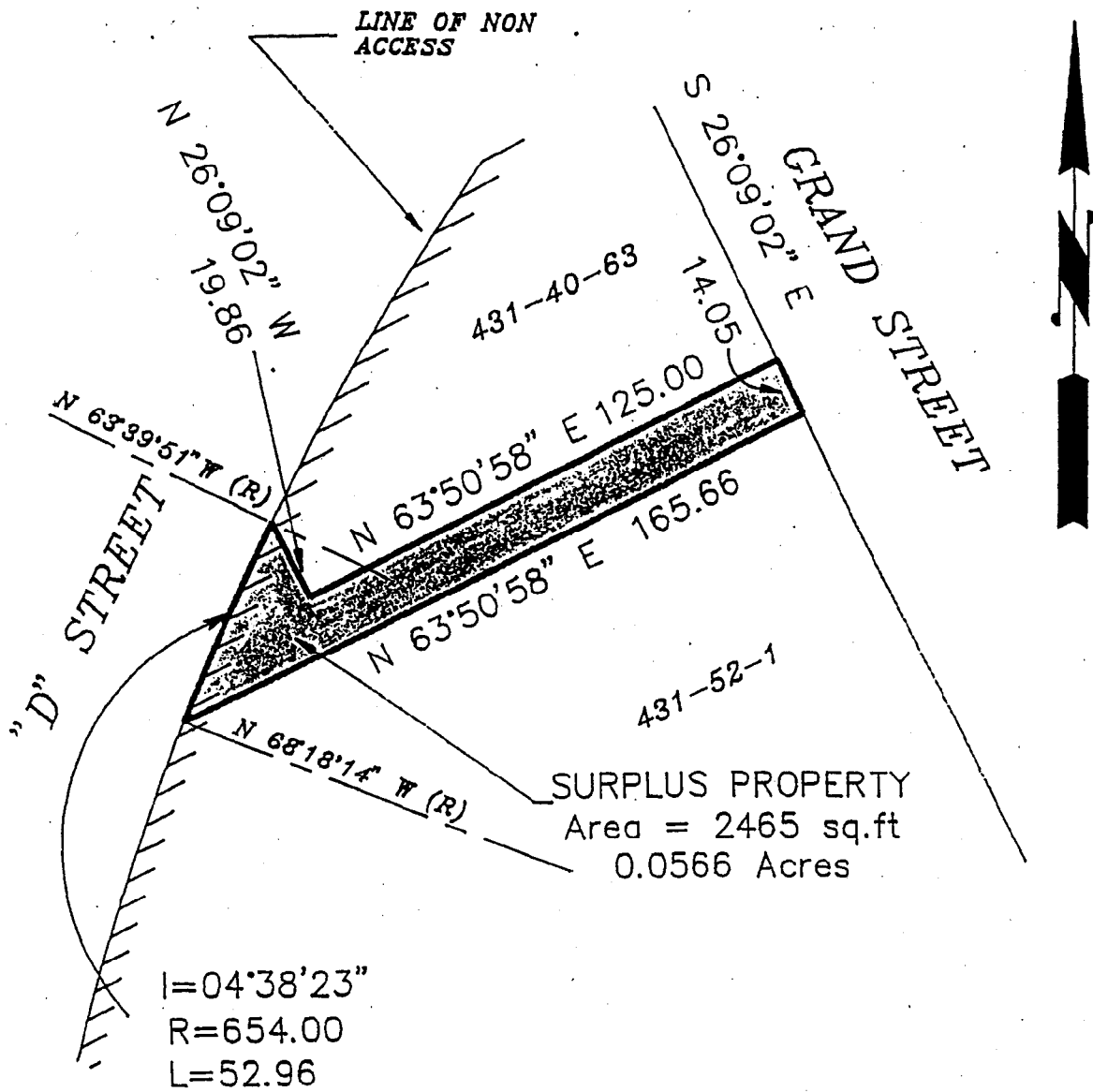
DEAN STREET



Norman Payne

NORMAN PAYNE
L.S. 4388
LICENSE EXPIRES 9/30/01

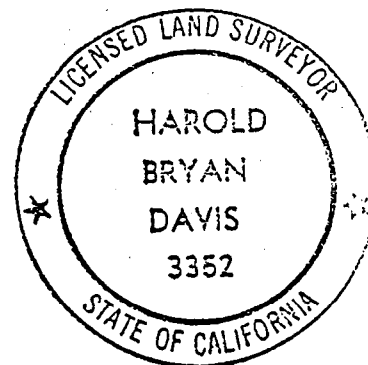
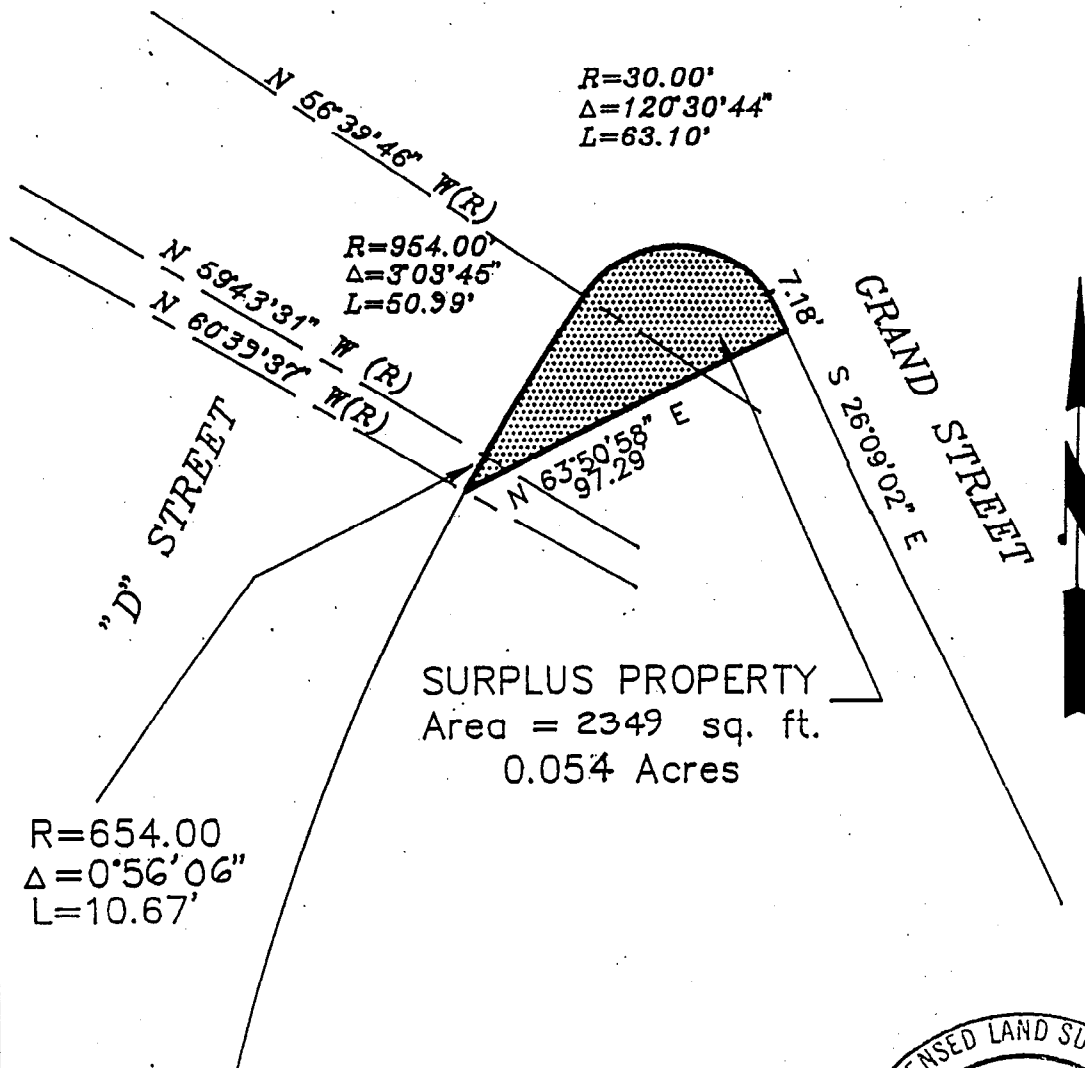
			CITY OF HAYWARD ENGINEERING DIVISION		SURPLUS PROPERTY PARCEL NO. 83 PARCEL 431-52-11		DWS. NO. 98022	
			DRAWN BY: JNP DATE 7-22-98				FILED	
			CHECKED BY: JNP SCALE: 1"=50'					
			APPRO. BY APPROVED					
REV	DATE	BY	CITY ENGINEER		DR. PUBLIC WORKS		SHT. 1 of 1	



Harold B. Davis
 HAROLD B. DAVIS
 L.S. 3352
 LICENSE EXPIRES 6-30-92

			CITY OF HAYWARD ENGINEERING DIVISION		SURPLUS PROPERTY		DMG. NO.
			DRAWN BY: F. M.	DATE 2-2-92	PARCEL 92		
			CHECKED BY: H.B.D.	SCALE: 1"=40'	431-40-64		FILED
			APPR. BY	APPROVED			SHT. 1 OF 1
REV	DATE	BY	CITY ENGINEER	DIR. PUBLIC WORKS			

Exhibit C



Harold B. Davis
HAROLD B. DAVIS
 L.S. 3352
 LICENSE EXPIRES 6-30-92

1	9/23/92	NP	CITY OF HAYWARD ENGINEERING DIVISION		SURPLUS PROPERTY PARCEL 93 431-40-62	DWG. NO.
			DRAWN BY: P. M.	DATE: 2-4-92		
			CHECKED BY: H.B.D.	SCALE: 1"=60'		FILED
			APPRO. BY	APPROVED		
REV	DATE	BY	CITY ENGINEER	DIR. PUBLIC WORKS		SHT. 1 OF 1

Exhibit D

DRAFT

dm 3-30-99

HAYWARD CITY COUNCIL

RESOLUTION NO. _____

Introduced by Council Member _____

**RESOLUTION AUTHORIZING CONVEYANCE OF
SURPLUS PROPERTY PARCEL 83, 92 AND 93 TO THE
ADJOINING PROPERTY OWNER**

WHEREAS, Surplus Property Parcel Nos. 83, 92 and 93 were acquired during 1979-1987 for the "D" Street Phase I Widening Project and has been recognized as surplus property since completion of the project; and

WHEREAS, the Director of Public Works has advised that Surplus Property Parcel Nos. 83, 92 and 93 which is more particularly described in the attached Exhibit "A" is of insufficient size for independent development and no longer needed for public purposes.

BE IT RESOLVED that the City Council of the City of Hayward hereby authorizes the conveyance of Surplus Property Parcel No. 83 to the adjoining property owner for the sum of \$2,000 and Surplus Property Nos. 92 and 93 to the adjoining property owner for the sum of \$4,000 for Parcel No. 92 and \$2,000 for Parcel No. 93, and which takes into consideration the small size of the parcels and the benefit to the City for release from responsibility for maintenance of the parcel.

BE IT FURTHER RESOLVED that the City Manager is authorized to execute all documents necessary to complete such disposition.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 1999

ADOPTED BY THE FOLLOWING VOTE:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward